

Next Town Assembly

Village of Arden

Monday, September 27, 1999

7:30 p.m.

Arden Gild Hall

AGENDA

- **Town Watch Report**
- **Zoning rules for Home Businesses (3 Ardens)**
- **Conectiv tree trimming**
- **Report from the Craft Shop Acquisition Committee**
- **Proposed budget for the Village - FY'2000-2001**
- **Buzz Ware renovation project**
- **Report from parking task group**
- **Replacement of some playground equipment**
- **Funding for the Centennial celebration (tabled 6/99)**
- **And all Committee Reports**

Public town meeting. All are welcome.

Please note: Those attending town meeting are eligible to vote after six consecutive months as an Arden resident prior to the meeting and are 18 years old or older.

June 28, 1999 Town Assembly for the Village of Arden Gild Hall - Arden, Delaware

Present:

Marguerite Archer
Frank Akutowicz
Lew Aumack
Peggy Aumack
Beverly Barnett
Lou Bean
Eric M. Berry
Walter Borders
Bernard Bradiman
Alan Burslem
Bonnie Burslem
Chris Burslem
Drew Burslem
Maria Burslem
Ruth Panella
Tim Colgan
Mike Curtis
Alton Dahl
Linda Eaton
Dave Frantz
Tom Frantz
Aaron Hamburger
Sally Hamburger
Amy Hill

Heidi Hoegger
Don Holcomb
Wayne Hull
June Irons
Rodney Jester
Deborah A. Kenney
Allan Kleban
June Kleban
Sharon Kleban
Lynda Kolski
Eliot Levin
Ken Lipstein
Frank Maier
Mary Marconi
Mike McKean
Connie McKinney
Cookie Ohlson
Betty O'Regan
Denis O'Regan
Bill Press
Peter Renzetti
Liz Resko
Gail Rinchart

Ed Rohrbach
Sue Rothrock
Alex Scala
Elaine Schmerling
Johanne Schroeder
Jeremy Sheiker
Sadie Somerville
Leon Tanzer
Dion Taylor
June Taylor
Mark Taylor
Debbie Theis
Wm. L. Theis
Paul Thompson
Hilary Thornton
Rachel Thornton
Steven Threefoot
Elizabeth Varley
Mary Vernon
Cecilia A. Vore
Larry Walker
Mary Brent Whipple
Mark Zylkin

1. Meeting called to order:

The meeting was called to order by the town assembly chairperson, Bill Press. All residents were welcomed and their participation encouraged.

2. Correspondence: Two letters were read by the secretary.

June 23, 1999

Mr. Gardner
Delaware Emergency Management Agency
165 Brick Store Landing Road
Smyrna, DE 19777

Dear Mr. Gardner:

The Incorporated Village of Arden does not supply any public utilities to its leaseholders.

Sincerely,
Ms. June Irons
Town Secretary

cc: Wm. Press, Town Chairperson

April 12, 1999

Governor Thomas Carper
Legislative Hall
P. O. Box 1401
Dover, DE 19903

Dear Governor Carper,

As chairperson on the town assembly for the Village of Arden, I would like to express my firm support for initiatives of the Delaware League of Local Governments and their request for an increase in Municipal Aid in the FY2000 State Budget.

These monies would be well spent on the roads and drainage problems within our community. We have made excellent use of these funds in the past and look forward to your support for increased funding in the future.

Thank you for your time and attention to this important matter for Delaware local governments.

Sincerely,

William Press
Town Assembly Chairperson

(The same letter was addressed to Rep. Wayne Smith)

The chairperson explained the background for the first letter to the Delaware Emergency Management Agency. The agency contacted all the municipalities and would let us know of any new suppliers for our utilities that we may use for our community. Since Arden does not supply any public utilities, Bill Press asked for this letter to be sent to the agency.

Regarding the second letter concerning the municipal aid fund, we have been asking for this increase every year.

More news: About a year and a half ago, Bill Press was asked to go to Dover. New Castle County collects 2% real estate transfer tax. New Castle County got the idea to keep this tax, 1-1/2% to New Castle County and 1/2% to the Incorporated Villages here in New Castle County. Of course, that's fine, but Arden, Ardentown and Ardencroft do not transfer real estate, we transfer leases. He traveled to Dover with representatives from Ardentown and Ardencroft in support of this, so tonight he's able to present to the town secretary a check in the amount of \$5,000. As far as he knows, the town will receive this kind of remittance annually.

3. Minutes from the last town meeting were approved.
4. **Trustees:** 1. The audit for the '98-'99 fiscal year was completed on time and in good form. It reflects a fund balance of \$148,117 (p.3) for the Village as of March 24th. This includes \$10,582.00 in deferred revenue (that is money we have in hand from grants but have not spent yet) relating to Civic Committee and Community Planning Committee grants. Going to p. 6, you will note that the last column shows a deficit spending of \$19,046. We did not overspend the budget. This figure reflects the \$46,011 of grant money spent by the Civic Committee and the Community Planning Committee. For the Community Planning Committee there was no budget figure listed, as can be seen in the first column, and an additional \$650 was spent by the Civic Committee from grant money received but not spent in the '97-'98 fiscal year. To prevent a deficit figure from showing up next year due to the same circumstances, I continue to

fine tune the quarterly report format submitted at each town meeting to more accurately reflect the audit format. For example, on the quarterly report for this meeting you will see on the second page that there are figures shown in the budget column for grants relating to both of the above committees. Total those figures up and you will see that they amount to the \$10,582 of the deferred revenue on p. 3 of the audit report. If more grant money is received this year, I will adjust the figure accordingly on the following quarterly report.

Also, the figure for county school and property taxes shows that the expenditure was over budget. This is a result of situations where leaseholders either lost their over 65 exemptions or had additional assessment values for these improvements due to construction. Neither of these situations is predictable when budgets go to referendum. The actual breakdown here is \$55,573.69 for county property taxes and \$145,645.85 for the school taxes.

2. Buckingham Green: The lawsuit continues, now into the 3rd year. We have been led to believe that the judge may address it before the end of this year. Well - we will wait and see.

3. The Village received an award from the New Castle County Historic Review Board in April. Mark Taylor (Archives) will comment on this in his report.

4. We have 2 encroachment situations we are addressing. One is between leaseholds; one is between a leasehold and Village lands. Both are being removed. This puts to 4 the number of encroachments that we have addressed within the past year and a half. I can only encourage leaseholders to know where their lines are and to pay attention to the set back lines when considering construction or placement of any accessory structure.

5. We are taking the appropriate preventive or corrective measures to make sure that we and the Buzz Ware Village Center are Y2K compliant come January 1st.

6. The Trustees' budget for the FY'00-'01 has been submitted to the Budget Committee.

7. The survey we requested in order to delineate the Village boundaries near the intersection of Marsh and Harvey Roads is almost in final form. We have reviewed the draft and asked the surveyor to add a couple of specific pieces of information. We hope to have the final form in our hands soon. We are having several copies made so that the committees that really need it can have one.

8. I'm sure that you have noticed trees along our roads with either a pink ribbon or a blue paint mark on them. This is a result of the power company requesting to have those trees cut down in order to clear the lines, some of it necessary now and some of it as preventive medicine. Affected leaseholders needed to give their permission before the tree could have a pink ribbon. The Trustees and the Civic Committee then walked around with the DP&L agent, a forestry person and reviewed each tree. Those we approved lost the pink ribbon and gained the blue mark. There were several points to be considered, among them were trees growing up into the lines or transformers or poles, the location of the tree - were there other trees and plantings nearby that would fill in the gap, the actual condition of the tree, and in some cases, the historic value of the tree. Trees that we did not approve lost the pink ribbon and did not gain the blue mark. They will remain standing. One of our frustrations was that many of these trees were ones already "butchered" by the power company over past years. Hopefully this problem will be minimized in the future. There also will be the usual pruning of some trees this summer that are not on the list to be removed.

9. The Home Occupation Task Force created by the county code has completed its task. There are significant gains for the community, i.e., increased number of employees and the opening up of the qualifying types of businesses to essentially include every type of small business. At the same time, we were not successful in getting existing accessory structures included as a viable location for a business. Also, while the original code restricted the

business to the owner of the dwelling, this was relaxed to include the resident of the dwelling, thereby not eliminating a whole group of people - renters. Unfortunately, this particular change would be most beneficial if it read owner/resident, thus creating an either/or situation. Ultimately, while there will remain a few particular situations that will not be corrected, when looking at "the forest through the trees", we will have over 90% of our home occupation businesses become legal. And, as is always the case, those businesses that are currently legal will be grandfathered-in under the new rules.

The next step of the process is for the final draft to go to the county council for review and then out to the public for review. Revisions may or may not occur, after which the final draft eventually will become part of the Unified Development Code. Our plan is to wait and see where this process ends up and how the final code will read. If there continues to be significant issues for us as a town to face, then we will be in a position to know exactly what adjustments we will need to address with Councilperson Weiner, who has made an offer to help The Ardens by possibly instituting a special zoning subcategory for the villages. If nothing else, because of various recent projects many of us in the village have been carrying on that involve both the state and the county entities, more people and officials are beginning to see who we are and to understand more about our historical and legal underpinnings. They are beginning to recognize the Village as a unique and intentional community, and supporting those concepts.

10. Finally - **We have won big at the county** on June 10th concerning multiple domiciles on our older established non-conforming lots. The Board of Adjustment granted the variance on our test case. In fact, the Land Use Department came into the hearing with the "grant" recommendation. I am convinced that although there are a variety of factors, a large part of our success is a result of our year and a half effort in working with various departments at the county level to delineate out a specific process to gain resolution. Also, we have been real straight forward with them. In essence, we have gained credibility with the county on this issue. Maintaining that attitude will be important as we move through the process for the remaining affected leaseholds.

Our suggestion is that those leaseholders facing this problem move forward toward resolution with their lawyer and apply for a variance to (1) "confirm a non-conforming use" and (2) seek a special permit to "mitigate the non-conforming stature" of the second domicile.

Respectfully submitted,
Gail Rinchart, Trustee

Discussion: (Questions regarding point #9 above.) *Accessory structures are not legal for home occupations. Home occupations are extremely restrictive, no where near it needs to be for our current society. Was this for businesses or for residents? For small businesses. For those small businesses that are worried about this, are we legal by the 1954 code? If you are legal by the '54 code, you will be grandfathered in. You will have to call and ask your specific questions. Each particular situation is different. This is not a good situation for us. But we do have Weiner listening to us. We do not want to move swiftly. We do not know what's going to happen once this goes public. How much trust do the Trustees have in Councilman Weiner? There's an awful lot at stake for many of the small business owners located in Arden. We are not going to be successful for the home task force. We've already been told "no". What are our alternatives? We have to trust Weiner, he said this at a public meeting. There's been other communities that have gotten exceptions to these rules in the past, i.e. in the 1954 code it states that the rules apply "except for....(community)". Yes, that's what we are talking about, if (what you have in your hand) ends up going through - the next step would be what you are talking about. Can't we do this in advance? No, we can't do this in advance. The task force has handed this over to the council in this form, we are one vote. We really gave up our souls when we gave this to NCC. We are not any different from any subdivision. You must realize that most businesses are illegal. This is*

why the task force got together to get this code updated to the modern world. If it doesn't meet our needs, we look at what did pass, look for areas we need to make specific adjustments, and step to Weiner. Whether you trust him or not it is the only process in place. I don't know what other alternative we have. It's very frustrating, but we have to go with the process. Arden is on record as being frustrated and not in favor of this draft.

There was also a question on whether the Municipal Fund will be separate from other accounts and why. Gail said there will be separate accounts. The Trust account is one, the Municipal Street Aid is a totally separate account, and the Buzz Ware Village Center is a totally separate account. The Municipal Street Aid comes from the State and has to be set up separately, the Buzz Ware is an entity that earns money - you have to be able to put income into something. You cannot put income into an expense.

Report approved.

Gail also welcomed Sally Sharp to Arden.

5. **Advisory:** As requested by the Village at the special Village Assembly meeting, the Advisory Committee elected three interested residents to participate in the Craft Shop Acquisition Committee. They are Connie McKinney, Mary Marconi and Linda Eaton.

The Advisory Committee believes that it is important to have an alternate member if one of these people becomes unable to serve. Such an election was not a part of the charge to Advisory so we are asking the Village Assembly to elect an alternate. The following three people were tied for fourth place in the Advisory selection process. We are asking the Assembly to select an alternate from these three nominees.

Motion: I move that we suspend the rules to allow that selection to take place now.
Motion seconded.

Vote was taken. Motion was approved.

Nominees:

Brooke Bovard
Bernard Schwab
Thomas Wheeler

Vote was taken by paper ballot. Registration was asked to count the votes and report the results during tonight's meeting.

Respectfully submitted,
Alton Dahl, Advisory Chairperson

Report approved.

6. **Archives:** Arden Archives, the Arden Trustees, and the Village of Arden were honored last month with a 1999 Historic Preservation Award. The award was presented by the New Castle Historic Review Board in recognition of Arden's preservation efforts. Archives would like to thank the Landmark Status Committee whose high profile networking over the past several years contributed to the nomination. [The award was read and will be displayed in Archives.]

Acquisitions this quarter include a hand-colored Earl Brooks photograph of 2215 Little Lane and a whole trunk full of material related to the old Arden School. Thanks to Jack Brandler for the donation of the latter.

Archives is open the first and third Sundays of the month from 1-3:00 p.m. The space is air

conditioned and we encourage you to visit.

Respectfully submitted,
Mark Taylor, Archives Chair

Report approved.

7. **Assessors:** The Board of Assessors met in open meetings according to the published schedule for the last several months, including three public hearings to give everyone a chance to voice concerns and opinions.

The Board divided its work into two parts: (1) setting the total rent to be collected by the Trustees from leaseholders in March of 2000, and (2) determining how that rent would be apportioned between leaseholds.

(1) In determining the total rent to be collected, the Board considered suggestions that the rent has been set too low in the past allowing value to accumulate to the leaseholders. Some ideas were suggested for alternatives, but no new proposal was formally presented. The Board continued to use the general formulation documented in the essay of Harold Monfort dated 2/10/80. This procedure raises enough rent to fund all projected needs of the Village and Trustees as well as a prudent reserve to meet unexpected needs and preserve the independence of the Village to set its budget for the coming year.

(2) In apportioning the rent to leaseholds, the Board used the same set of formulas as last year's board. These formulas determine the rental value of each lease by the general and specific characteristics of the lot. Characteristics considered are lot size, number of domiciles permitted under zoning and Trustee policies, adjacency to forests and open areas, and location on high traffic density roads with or without direct access to internal Village roads. Although revisions were proposed to each of these formulas, none of the changes received a majority vote of the board.

The Budget Committee task group considered a Capital Development Fund suggesting that the Assessors effectively create such a fund by increasing the size of the reserve. This suggestion was not adopted. A majority of the Board felt that such a fund should be created through the normal democratic processes of the Village rather than by the Assessors. The reserve was projected at 33% of total operating expense as it has been for some years.

Concern was raised by Board members and in public comment that the formulas used for calculating rental impact of multiple domiciles on small lots. Three lots are small enough that they show a significant effect of this type. Although the Board was concerned (as many Boards in the past) it chose not to deal with this long-standing situation this year. It is likely that this aspect of land rents will continue to be reviewed by future boards.

Other suggestions considered but not adopted by the Board were to change the domicile formula to a 10,000 sq. ft. basis in order to conform with the county zoning code, a fixed charge for each additional domicile, and an increase in rate "C" from 40% of Rate "A" to 50%.

In conclusion, the Board began by considering a number of alternatives and ended by adopting the same system as last year. Over the last 98 years many hours of work, as well as court decisions, have gone into developing the current system which tries to thread the needle of conflicting philosophies, beliefs and laws.

The rate assessment for this year is \$143/per 1000 square feet. Roughly, 9-10% higher than last year. Principal impact causing the increase is increases projected in county and school taxes. Assessors concluded that they weren't able to determine whether the projected school

increase that we budgeted in our budget projection will actually happen since the vote on that is indefinitely delayed. We chose through the process to assume that we need to budget for this, if we need to fund more the money will come out of reserve. If we don't need to fund for it at all, we'll add to the reserve.

Respectfully submitted,
Alton Dahl

Discussion: *There's one proposal that didn't get into the report. The proposal that we change the Woods factor to a charge per linear foot. That got debated in quite a substantial length. In the end, the changes were not of a serious matter. If you look in the report you'll see the total land rent is about \$350,000. All of the factors collect around \$8,000. So when you talk about changes it then means \$1 here, \$1 there and is not that much. Question regarding the Craft Shop - it didn't change domicile rate. If the town gets into the landlord business, we're starting to have more properties that will not be taxed. The County currently taxes us for that property. They tax the town. The town land rent used to pay tax. Will the town be charging itself land rent? It's something we need to think about, I can't comment on this right now.*

Bill Press asked for the Assessment report procedure to be explained. *The procedure that is called for, by the charter, is for the assessment to be presented by an assessor at tonight's meeting. After it is voted on to be accepted, at the September meeting, if someone wishes, they can bring in and present an alternative report. The town meeting would have to accept the alternative as the one they want to present for referendum. Both this report and the alternative report would be presented.*

Report approved.

Minority report: Lew Aumack is one of the Assessors and gave a "Minority Report". He wanted to explain his reason for voting "No" to the Land Rent Assessment. (See attached)

Report approved.

8. **Audit:**

Report was covered under the Trustee's report. This will probably be Ken Lipstein's last audit since he's now with the Buzz Ware Village Center. It's a conflict of interest. He'll finish the term.

9. **Budget:**

No report.

10. **Buzz Ware Village Center:**

1. Heidi Hoegger has stepped down from her position on the committee so her seat will be filled by alternate Ken Lipstein.

2. We have written to Ardentown and Ardencroft to thank their communities for their donations to the BWVC and have asked that they select representatives from their towns to participate on the BWVC Committee.

3. The YMCA will be signing a year's lease to rent rooms 1 and 2, Monday through Friday from 8 a.m. until 6 p.m. for their kindergarten and before/after school programs. Originally they were also going to rent room 3 but this has changed and they will only be renting rooms

1 and 2. Their lease will run through the school year, leaving the building open in the summer for community use. Last year our income from Hand-In-Hand and the YMCA was \$21,410.00. This year income from the YMCA will be \$12,000.00, leaving a difference of \$9,410.00 for long term rentals. Carol Forsythe from The Home Schoolers Organization of the Brandywine District has contacted Marguerite Archer and asked about part-time use of a couple rooms for their program. The committee feels the idea of having this group as a tenant to be a good one; it would still tie in to our goal of having multipurpose use of the center.

4. We have reviewed our current rates for rental of rooms at BWVC. Betty O'Regan checked with churches and other community centers within the local area and it was determined our present rates are comparable with others. Rental rates are as follows:

Rooms 1 and 2: Minimum charge for 3 hours of \$50.00; \$15.00/hr. above that
Rooms 3 and 4: Minimum charge for 3 hours of \$30.00; \$10.00/hr. above that
All town meetings for the Ardens as well as community functions are exempt from rental fees. Rentals will be charged extra for the use of AC; meetings and community functions will not.

5. Maintenance issues are high on our priority. Over the next month we will be focusing on what is the master plan for the building, how maintenance needs tie in with this, and what our proposed budget for 03/00-03/01 should be. Some areas which need to be addressed: bathroom plumbing; outside doors on Rooms 1 and 2 and hallway; floor tiles; exterior painting.

6. ACRA has begun their summer program. They are thrilled to have full use of the BWVC during their hours and are in full cooperation with keeping the rooms accessible for use by others. In conjunction with the ACRA program Betty O'Regan will be repainting the mural on the back wall of the building. This continues the concept of the original mural - creating an event in which the children of the Ardens can create and contribute to the community's involvement with our building. (Photographs have been taken of the original mural, both digital and regular, for archival purposes.)

7. Concerns over activities on the basketball court have required the attention of the committee. Both Hand-In-Hand, and the Y staffs had expressed their displeasure over the basketball players' use of inappropriate language and alcoholic and drug consumption in the presence of their programs' children. Other incidents of broken windows at the BWVC by basketballs, a garbage can set on fire, littering, disregard of noise and parking regulations have caused some residents to express concern also. It is felt that a majority of these incidents are occurring by persons other than members of the Ardens and their guests. Some residents have suggested temporarily removing the basketball hoops. It currently is being checked into by Civic to determine under whose jurisdiction this lies. Ruth Bean suggested we place in the Arden Page a paragraph reminding people of the rules of the basketball court.

8. Some of the programming events being held at the Buzz Ware. The Coffee House will be held on July 9th. This event has been a lot of fun for all. We are coming up on our 5th one and still acquiring new performers and audience each time. If you haven't had a chance to come enjoy the fun, please do so at one of the upcoming events. We will be skipping August and will resume with the 2nd Friday of the month in September. The BWVC/ACRA picnic is scheduled for Sunday, July 18th. I'd like to experiment with the idea of a shuttle to alleviate some of our parking problems. If anyone has a van they would be willing to drive or to allow someone else to drive to pick residents up, please call me. On July 31st we will have a double feature movie night. More information on this will be in the upcoming Arden Page.

9. Creating a more appealing environment at the BWVC and developing programs that will draw people into the building is going to take a lot of work on the committee's part. We also need people within the Ardens to become more involved in this work and fun! For this reason we are trying to create a human resource database and ask that you take one of the job list

sheets being handed out.

Respectfully submitted,
Marguerite Archer, BWVC Chair

Discussion: Rodney Jester petitioned to remove the basketball nets from behind the BWVC until the town finds a concrete plan of action to take care of these concerns. Larry Walker stated that Rodney's petition should come up under "Playground", since this committee is responsible, not BWVC.

Report approved.

11. **Civic:** Our spring walk to assess what work needs to be done on roads and commons occurred on May 8, 1999. A representative from E. Earle Downing accompanied us to assist in evaluating what road repairs were needed. They have since returned a contract which we have approved. Work will begin this summer.

Wayne Knotts Construction will remove the remaining gravel fill from behind the curbstones on the green. He will backfill with topsoil then seed and fertilize. The columns for the Field Theatre have been glued up and delivered to Mark Taylor. He will turn them this summer and we will install them. We will finish the stonework on Patro's Path at this time. Work has continued on setting up 4x4 posts with bird houses to mark Arden boundaries. Fencing has also been installed to deter parking on the commons on Harvey Road. We are getting bids to add parking stripes to the BWVC parking lot to make parking more efficient.

Respectfully submitted,
Rodney Jester, Civic Chair

Discussion: It was commented that at an Advisory meeting, it was decided that the basketball courts come under the jurisdiction of the Civic Committee. *That was incorrect. It is under Playground.*

Report approved.

12. **Community Planning:**

Sherwood Green: (See handout on the long-range plan for Sherwood Green.) The handout consists of the long-range plan for the physical future of the village that was developed by Community Planning and approved by the village in June 1996. It's the driving force behind Community Planning and, in particular, the Sherwood Green plan. I draw your attention to the section on public open spaces.

To protect for generations yet to come the public open spaces and gardens:

- to enhance the recreational uses of our communal lands
- to make inviting through care and planting that favor nature's creatures and residents' desired uses, and which is low in maintenance

The goal of the Sherwood Green project from the beginning has been to preserve the green as a green - not to solve Arden's parking problems. At no time did the plan or this committee intend to use Sherwood Green as a solution to the parking issues. Obviously, parking on the green would be addressed as part of the plan, but not in terms of a final solution.

The plan developed by landscape architect Gary Smith recommends: (1) Maintain active recreation as the primary purpose of Sherwood Green; (2) Accommodate existing site uses; minimize conflicts between them; and enhance the setting for each; (3) Improve and/or restore

the overall beauty of the landscape, in ways that preserve its unique sense of place.

Under site specific recommendations related to site uses, Gary recommends: (1) Retain existing site uses in their current locations - playgrounds, ball fields, picnic areas, etc.; (2) Permit controlled parking on the green, allowing parking only during scheduled community events; establish a parking policy that includes staffed supervision of parking area during all events.

This plan is meant only as a guide for planting. For example, if a tree dies, what do we replace it with. If someone wants to plant a memorial tree, what kind of tree do we suggest? If ACRA wants a shade for the playground, how do we get it through plantings? Approval of this plan does not mean that next week we start digging up the green and planting. The plan is simply a guideline of the types and sizes of plants to use if we choose to do something.

Last September, the town approved Gary's preliminary plan. This final plan - the one we're addressing tonight - was to flesh out the planting details. There are, however, a few changes based on residents' input that I want to point out: (1) the hedges behind the basketball court will be kept lower as requested by residents; (2) Gary had indicated only pedestrian access to the green from Sunset Lane coming up from Orleans. It was changed to accommodate vehicle access. Currently that access point is blocked by a burrim and a log, and will remain that way until the town decides otherwise; (3) Gary had suggested a low split rail fence around the green. That was taken out. However, the entrance for parking would be gated except during large events requiring overflow parking; (4) The plan approved in September had parking extended along the Highway from BWVC to the Phillips' property with the entrance to the green for overflow parking in the center. Originally, we thought parking could be accommodated there without removing trees. When we went back and examined it, we found that in fact all the trees along the Highway would have to be cut down and the entire front of the green regraded. In addition, parking here would create a safety problem, because of the two entrances to Gild Hall parking lot.

[Slide show] We did a trial run with some cars to get an idea of the impact. Parking along here would give us only 10-12 additional parking spots. It would not solve the parking problem, it would be expensive to put in, and it would create a safety problem because of its location across from the entrances to Gild Hall parking. It would also be unsightly. So we took out that extended parking and left the green the way it is.

Tonight Community Planning is presenting two final plans for the Sherwood Green:

PLAN A - accommodates overflow parking for large events, but in a managed way. It also adds 4 additional parking spaces to the BWVC lot, two on each end, increasing the current 17 spaces to 21. This can be done with no regrading and no loss of trees. We also recommend that lines be painted on the BWVC lot delineate the parking spaces. This plan does not eliminate any currently available parking. This plan should eliminate casual parking on the green when there are paved spots available.

PLAN B - This plan would allow parking on the green down the Highway and around the corner on Sherwood Road. Cars would pull in nose first between existing rocks and trees. It would also allow cars to park from BWVC along the Green up as far as Pond Lane. This would give us only 7 more parking spots than Plan A. We did a trial run on this according to the plan. The slides show you exactly what the impact of this plan would be on the green.

I'd like to add one other note, Community Planning has asked BWVC, Civic, Safety and the Arden Club to work with Community Planning to pull together a team of people to start working on some viable solutions and parking. The green shouldn't be the only solution. We need to resolve this, but it is going to be difficult and its going to take compromise.

Respectfully submitted,
Lynda Kolski, Chairman, Community Planning

Discussion: Surprising, but after all this time, the plans for the Sherwood Green, did not address the parking adequately. At this late date, vast areas of differences exist. You should have been asking yourselves all during the planning, "How can we cooperate with the Arden Club on parking?" The approach of this committee has been restrictive as regards to the Club.

Motion: Move to accept plan A without additional parking on either side of Fuzz Ware parking.

Motion seconded.

It was decided that the town needs to discuss before we move on this motion.

Discussion: Community Planning did not appropriately attempt parking issue. There is room to install 27 additional spaces along the Highway and Sherwood. Philips property should be reviewed. Pond Road for additional parking is impractical. Why are we voting if you are pulling together a committee? Very disappointed plan that was voted on at many town meetings and it was pulled off the table and a unilateral plan was presented. We are creating a strong central place for the village. Any kind of center attracts many cars. We have to deal with additional parking. Opposed to parking on the green. Look what's happened to the Arden Green. How many off-street parking spots do we need? Green should be a green and parking last. Plan A should not be at the expense of the leaseholds. This is not rocket science, we just need to manage the parking. Against parking along the Highway. For parking at the Gild Hall with auxiliary parking on the green. We are going to get more cars with new activities.

Motion: Moved to table this motion and this issue to allow the proposed committee time to form and create a broader context for our decision making.

Motion seconded.
Motion approved.

Harvey Road (Part I): This report marks a check-point in the traffic calming design process. The 20% concept design phase is wrapped up, and the remaining 80% engineering design work can begin. This check-point is a good time for review. The physical and cultural future of the village is impacted by speeding on Harvey Road. Our goal, simply stated is Drive 25.

As promised in 1996, we work to make Harvey Road safer - safer for residents who live along the road, as well as safer for everyone who walks, bikes, rides the bus, or drives it. We work to reduce the impact of cars and trucks on our community life. We believe 11-14,000 speeding vehicles per day adversely impact the cultural life of the Ardens.

Why act now? Future traffic will increase. The State Planning Office targets the I-95 corridor for increased density. Balleymeade I & II are examples of denser housing, as is the replacement of single-family homes on Marsh Road with townhouse complexes. The sewer project made possible housing developments in nearby Pennsylvania. Brandywine Town Center will attract more shoppers from I-95 to the 202 corridor.

As traffic increased, so have our resources. The Clean Air Act caps new highway building until Delaware comes into compliance. Federal transportation legislation - ICTEA & TEA21 - target funds on community preservation and traffic calming. We've learned how to make better use of the National Historic Preservation Act and the National Environmental Protection Act.

We created a way for the three Ardens to work cooperatively on traffic calming. Rather than leave it up to DelDOT, we were the first community in Delaware to take it upon ourselves to define a concept plan. The \$25,000 DelDOT grant paid for the work of LDR and Reid Ewing last spring and summer. Now the project is a line item in DelDOT's Capital Improvement Project currently before the legislature for funding.

Committee member Walter Borders will tell you where we stand today in our effort. When he is finished, this Committee will ask you for two things: (a) approval of what we've accomplished, and (b) support to continue working.

Respectfully submitted,

Beverly Barnett, Chair, Harvey Road Traffic Calming Committee

Harvey Road (Part 2): I am reporting on behalf of the Harvey Road Traffic Calming Committee, HRTCC, on the activity of the Consensus Design Group. Funding for the Harvey Road traffic calming project was contingent on the Three Ardens reaching agreement with the Claymont Fire Company and surrounding communities. Thus a group was formed to address those issues.

Present at Consensus Design Group meeting were representatives of the Three Ardens, Claymont Fire Company, Council of Civic Organizations of Brandywine Hundred (CCOBH), Country Gates Maintenance Corporation, and North Graylyn Crest Civic Association, Wilmington Area Planning Council, Wilmapco officials were also present to moderate the discussion.

On 25th of May, the "Points of Consensus" that were agreed to:

1. No speed tables or raised intersections will be used.
2. Where there is existing right of way and no need to additional land acquisition, use horizontal designs, i.e. chicanes and roundabouts.
3. Medians, chicanes and roundabouts will have low level, mountable curbs, and accompanying dividers will have smooth surfaces close to grade level.
4. Landscaping on medians, roundabouts, right of way will be low level (i.e. groundcover and perennials) to give safe line of sight.
5. Emergency vehicles and buses must be able to safely travel the turning radii of chicanes, roundabouts, and medians.
6. Radar camera should be used to enforce speed limits.
7. Two additional traffic signals should be installed, and all signals should have a system for emergency vehicle override.
8. The Harvey Road Traffic Calming Design Committee will be involved in the engineering design process.

The current situation is very fluid. A letter dated 9 June 1999 written by Wilmapco Executive Director Alex Taft to Secretary of DelDOT Anne Canby and Representative Wayne Smith announcing the agreement on design concepts has already been asked to be modified by Fire Chief John Perry. Importantly, Chief Perry is interested in maintaining a presence in the Consensus Design group and asks that the Consensus Design Group be involved in any future design planning. In addition, he asks that the medians, chicanes and roundabouts will not have any curbs and accompanying dividers. That all surfaces will be a smooth surface and be at grade level.

Included in my report are a group of overhead transparencies showing the "Points of Consensus" [transparencies were shown at the meeting] a table or matrix of traffic tools, their proposed location, effectiveness and estimate cost called "The Plan", photographs taken by David Scott that shows an example of a chicane and the other a mini-roundabout, and a concept drawing showing the relative scope of DelDOT's right of way overlaid onto a drawing

of the intersections of Harvey and Hillside Roads and of Harvey and Little Lane Roads.

I mentioned above that nothing is absolutely fixed or agreed to. Further study is warranted. As the process moves forward from the 20% Concept-Design stage there will be a need for increased participation to watch over every step of the unfolding plan so that each part of the plan is in keeping with the guidelines of the Consensus Design Group and within the spirit of the 3 Ardens.

Respectfully submitted,
Walter Borders, Harvey Road Traffic Calming Committee

Discussion (Harvey Road): Why can't we stop speeders on Harvey Road like Elsmere? *We are a municipality, we can get fines but not court costs, similar to Odessa. Odessa enforced 0 tolerance, they just break even. Fire Chief met with us a couple of years ago. He mentioned a radar camera - this costs money but you wouldn't have to change the roads. There are great challenges. Legislation must pass radar cameras. Best way is through neighbors, state police, county police. We would administer this bureaucracy. The input of this committee is impressive.*

Motion: (a) Approval of what the Harvey Road Traffic Calming committee has accomplished, and (b) support to continue working.

Motion seconded.

Motion approved, both (a) and (b).

13. **Legislative Reference:** Legislative Reference is convened and has elected a chair. We have received notification of leasehold transfers who need new handbooks. The new list of committee chairs should go out with the next Arden Page. Can Registration let us know when new rental tenants move in?

Respectfully submitted,
Brooke Bovard, Chair

Report approved.

14. **Playground:** The Playground Committee met and organized itself. Mary Vernon and Larry Walker will share the Chairmanship of the Committee.

The Committee wanted to acknowledge the significant contributions of former committee chairman Rich Bloom during the past few years. Rich devoted a lot of time and effort to ensure that the playground equipment not only looked good, but was maintained in safe condition. One thing he stressed was the need to increase the area of the size of the "Fall Zone" surrounding all of the equipment and this served to make the equipment significantly more safe. The Committee members appreciated his efforts.

In April, May and June, all equipment was inspected and adult tested, and it is in good condition. This month on the Sherwood Green, the members replenished the wood chips under the equipment to provide an impact absorbing surface for the users. The wood chips will be spread under the equipment in the "fenced in" toddler playground in July.

The Committee is working with a manufacturer to obtain accessories to upgrade the two horses on the "Tot Lot" at the north end of the Village Green. In addition, we are looking closely at

removing the nearby Giraffe Climber, because it has several entrapment hazards, making it an unsafe piece of equipment. We will remove one of the swings on the swing set, so that only two swings remain. This will bring that swing set up to existing safety standards.

If equipment is removed, the Committee will make a proposal for additional funds for new equipment. New equipment is expensive, and proper site preparation adds to the installation expense. Any request for funds might be in the \$2000-\$3000 range, which would be in addition to the yearly amount the Committee has been spending in recent years largely for maintenance of the equipment. This financial request will be brought to the Advisory Committee and the September Town Meeting.

Respectfully submitted,
Larry C. Walker, Co-Chairman

Discussion: (Motion to remove hoops, suggested after BWVC report, and attached.) Many people thanked the young men for coming to the meeting tonight in support of keeping the basketball hoops in place. At the same time, many people are offended by the behavior on the courts, urination, hanging from the rim, offensive language. Someone else mentioned that they are offended by the garbage. They have to pick up after the kids and there are 1-2 bags of garbage including condoms and drug paraphernalia. No individual should expect others to pick up after them. Maybe the teens could talk to their peers about this and tell them that we have other standards in Arden. We've been here before. This has to be handled by enforcement. It will not get addressed until you call a policeman. If we don't enforce this, the word will spread that you can get away with this behavior here. The kids know how to evade the problem. Until we address that enforcement issue it's just going to keep going on. Others are totally against calling the cops. They don't think it handles the vandalism issues, shingles, A/C, etc. The kids should take responsibility. Others mentioned they don't want to be a town cop. I'm against the loitering at the courts vs. playing basketball. The problem isn't the courts, it's a place to hangout. Taking down hoops won't solve problems. Some people commented that it's not always Arden kids when the courts have been checked.

All we do is take away from these kids. Tennis court and baseball diamond that was suspended. Softball suspended. Basketball taken away at Gild Hall. Basketball at school grounds now asking to take that away. Next you'll want to remove the children! Very opposed to taking away the hoops. In favor of basketball courts but not in this manner. Request, if the decision is to remove the hoops, that there is a time limit. Some sort of time table. The adults also have to take responsibility. We have to tell the kids our expectations and consequences. We need to make a reasonable plan. Mike McKean mentioned that he played basketball on those courts while he was growing up and does not want to see them removed. He was able to get a basketball scholarship from playing on those courts. My son uses these courts. Clear rules need to be posted. Liaison officer should be around to solve these problems. *Rules are posted.* Strategies to enforce them, neighborhood watch? Police? Arden is a tolerant and an intolerant community. We have a group of kids that play Frisbee on the Green and do not offend anyone, do not use foul language and if they are asked to move their cars, they politely do so. We have an ordinance now for loitering on the Green at night - the same thing for hanging out in the woods at night. The kids that were present agreed to be more aware of the rules and to pick up trash. The kids don't feel comfortable stopping vandalism when they see it happening.

The Town Chairperson asked that the Town accept the report on the basis of looking into this and trying to take care of problem. Vote taken. All yes. Report approved.

Motion #1: Move that the Safety Committee spend money from Budget and Contingency Fund and work with police in whatever way necessary to get a fairly routine patrol of area.

Motion seconded.

Discussion: Most of the kids are not from Arden, yet they come here because we don't bother them. Many are against the motion. Don't throw money at this, and let them handle this. Let the kids have a couple of months and bring back up at the September meeting what can be done about this. The motion is premature. We have a Town Watch. Others mentioned they are for this motion.

Vote taken. **Motion was not approved.**

Motion #2: The Civic Committee, in a timely manner, discuss and post rules for the use of the Sherwood Green basketball courts.

Motion #2 seconded.

Discussion: Rules are already posted. This was done 2 years ago. Do these rules include no dogs in the playground area? Do the rules include no parking in non-designated areas? The list of rules should be reviewed and include problem areas and come up with a strategy for enforcement. Add consequences to the rules. *Safety Committee enforces the rules.* If we are going to approve this motion, then we should also include the consequences.

Amendment to motion #2: The Safety Committee (not the Civic Committee), in a timely manner, discuss and post rules on Sherwood Green.

Amended motion was not accepted by the person making the first motion.

Amended motion seconded. Amended motion was not approved.

Vote was taken on motion #2 (with Civic Committee). Motion was approved.

15. **Registration:** The Registration Committee was convened following the March election. Cecilia Vore was re-elected as chairman.

Results of the election for the alternate for the Craft Shop Acquisition Committee.

Tom Wheeler	22 votes
Brooke Bovard	20 votes
Bernie Schwab	13 votes
None of the above	1 vote
Sue Rothrock	1 vote

Tom Wheeler was elected to be the alternate for the Craft Shop Acquisition Committee.

Respectfully submitted,
Cecilia Vore, Registration Chairperson

Report approved.

16. **Safety:** 18 Town Watches cancelled due to weather. Contributions received from other villages. Have been thinking about "walking patrols". Tried to get police to approve. They want the Town Watch people in a vehicle and with 2 people in a car.

"Stop Here to Change Traffic Signal" signs - Safety erected signs to alleviate an ongoing problem of cars running light because they have pulled forward too far. I, personally, have

witnessed people doing this. One "no parking" sign on Orleans next to the Tanzer leasehold was recently removed when the curbstones were raised. Thus, the new signs are a net increase of one sign at that intersection.

Motion: I move that the town support to leave these signs at the intersection.

Motion seconded.

Discussion: Restrain from doing this again without approval. (Referring to putting up signs first and then asking for approval.) Someone else is against the signs, they are ugly. We need to reevaluate some other signs and take down some signs.

Motion approved.

Respectfully submitted,
Tim Colgan, Safety Chairperson

Report approved.

17. **Special Committee Reports - Welcome Hlther:**

No report but comments were made: There seems to be a problem with this special committee, not all new residents are hearing from them. *This committee will revamp their procedure.*

18. **Special Committee Reports - Centennial:** The Centennial committee has developed a year-long calendar of events for Arden's centennial. The celebration will begin with a New Year's kick-off on January 2. The town will host this potluck event with music and drinks. A printed centennial calendar will be distributed and a time capsule will be filled with Arden memorabilia.

A lecture series will be ongoing throughout the year. Invited speakers will talk on a variety of Arden-related topics including Rose Valley, William Morris, Scott Nearing, Fairhope, the American Arts and Crafts Movement and Arts and Crafts Gardens.

A photo book is planned, which will present an overview of Arden's history in pictures. A special Sunday afternoon town meeting in March is planned to demonstrate Arden's town government at work to the outside world. Other communities, community leaders and politicians will be invited to attend.

The Maypole Dance and medieval pageant are being revived for the centennial and hopefully will reinstate an old tradition. What's a birthday without a birthday party? So a traditional birthday party with cake, ice cream, music is planned for the summer.

A commemorative bench will be dedicated on Henry George Day. The bench will be located on Arden Green. A special exhibit of Arden objects will be held at the Delaware Art Museum. These are just some of the highlights of the year.

We estimate that the total expenses for this celebration will be approximately \$12,000, not including the cost of the calendar, which will be published and distributed to residents at the kick-off party in January. Some of this money will be recouped from sales of the photo book. The town originally planned to set aside \$6000 for the centennial, \$2000 a year for three years beginning with the '98-'99 fiscal year budget. Unfortunately, the first \$2000, which was in last year's budget, was lost. There was supposed to be a referendum note on the budget for this item, so it could be carried over. The note was not on the budget, so the money reverted back

to the town. That leaves us with only \$4000, this year's \$2000 and next year's \$2000. With an estimated budget of at least \$12,000, that puts us \$8000 over budget. We have two motions to put on the floor.

The first motion is to approve getting back the \$2000 that was lost from last year's budget because there was no referendum note to carry it over and it was intended to be carried over. Getting that back will put us only \$6000 over budget.

The second motion is to increase the Centennial line item in the '99-'00 budget (that's the budget year we're currently in) from \$2000 to \$5000, an increase of \$3000.

The purpose of increasing this year's line item will give us \$7000 (last year's \$2000 plus this year's \$5000) to cover initial costs that we expect to incur between now and March 2000 when the next budget kicks in. In September, we will request a budget increase of the Centennial line item for next year's budget, which is fiscal year '00-'01, from \$2000 to \$5000. That will give us a total of \$12,000 to cover estimated costs for the centennial celebration. Any money designated for the Centennial that is not used would revert back to the town at the end of the '00-'01 budget year.

Discussion: Some confusing over the money "lost". It was suggested that the way to recapture this money is to increase the budget. *That's the way except there are bills to pay before then. Next budget doesn't begin until next March. Give us another idea.*

Motion: That the Trustees be required to spend an additional \$2000, if necessary, in place of \$2000 lost from '98-'99 fiscal year.

Motion seconded. Motion was approved.

Discussion: The second request regarding the line item increase to \$7000 total to cover initial costs has to go through the referendum process. Or we direct the Trustees. [People were leaving at this point, due to the time, and Registration checked to see if we had a quorum. Approved to go ahead with discussion.] *To celebrate our centennial and spend only \$12,000 is very conservative.*

Motion: Move that we use the \$5,000 check that was given to the Town at the beginning of tonight's meeting and use for Centennial celebration.

Motion seconded.

Motion: Move to table this discussion until September's meeting.

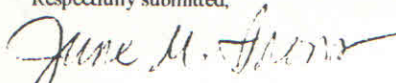
Motion seconded.

Vote was taken. Motion to table the discussion was approved.

19. **Old Business** - no old business.
20. **New Business** - no new business.

Call for adjournment.
Meeting adjourned.

Respectfully submitted,



Jane M. Irons, town secretary

Village of Arden

Receipts and Bank Balances March 25, 1999 to May 31, 1999

Balance in Bank March 25, 1999

51,691.46

Receipts:

Grants 0.00

Interest & Dividends 281.27

Land Rent:

Past Fiscal Year(s) 236.92

Present Fiscal Year 168,715.26

Future Fiscal Year(s) 13.85

Meadow Lane Access Rent 0.00

Memorial Garden Donations 1,518.00

Miscellaneous 929.61

Rights of Way:

Cable TV 1,621.74

Roads 0.00

SUBTOTAL Receipts 173,316.65

Redeemed Investments + 0.00

New Investments - 150,000.00

TOTAL RECEIPTS

Receipts & Starting Bank Balance 75,008.11

Expenditures Against Budget 21,232.36

Balance in Bank as of May 31, 1999 53,775.75

NOTE: Investment Position

Arden Building and Loan 62,475.00

Vanguard Money Market 324,534.38

Other: _____

TOTAL Investment Position 387,009.38

Signatures:

Trustee:

Admin. Assist.:



Village of Arden - Expenditures Against Budget March 25, 1999 to May 31, 1999

Budget Item	Budgeted Amount	Expenditures F.Y. to Date	Expenditures Since Last Report
Committees:			
Archives	3,780.00	364.00	364.00
Buzz Ware Village Center	1,000.00	0.00	0.00
Buzz Ware VC. Renovation	6,000.00	0.00	0.00
Centennial Celebration	2,000.00	0.00	0.00
Civic: Commons & Forest	15,000.00	1,781.69	1,781.69
Civic: Roads	15,000.00	0.00	0.00
Civic: Special Clean-Up	2,500.00	1,021.21	1,021.21
Civic: Trash Collection	36,500.00	5,988.10	5,988.10
Community Planning	1,500.00	0.00	0.00
Com. Plan.: Grant Match Funds	3,000.00	0.00	0.00
Legislative Reference	300.00	0.00	0.00
Playground	1,550.00	278.08	278.08
Registration	3,250.00	225.22	225.22
Safety: General	900.00	66.78	66.78
Safety: Town Watch Coordinator	2,268.00	378.00	378.00
Welcome Hither	275.00	0.00	0.00
Salaries:			
Assembly Secretary	5,369.00	814.00	814.00
Bookkeeping Services	2,205.00	334.00	334.00
Other Line Items:			
Acquisition Committee/Craft Shop	2,000.00	0.00	0.00
Arden Book Centennial Edition	7,851.00	300.00	300.00
Board of Assessors	100.00	0.00	0.00
Donations: ACRA	700.00	700.00	700.00
Donations: Arden Library	450.00	450.00	450.00
Donations: Arden Page	1,100.00	1,100.00	1,100.00
Donations: Fire Companies	950.00	0.00	0.00
Gild Hall Rental	700.00	700.00	700.00
Telephone	260.00	46.76	46.76
Contingencies	2,000.00	180.00	180.00
Items Not Subject to Referenda			
Memorial Garden Fund	—	1,086.23	1,086.23
Civic Grants	(a) 9,286.00	0.00	0.00
Com Plan.: Grants	(b) 1,296.63	0.00	0.00
Taxes: New Castle Co. Prop	58,000.00	65.12	65.12
Taxes: School	148,900.00	170.66	170.66
Administrative: Auditing	4,000.00	0.00	0.00
Administrative: Insurance	7,000.00	0.00	0.00
Administrative: Legal	8,000.00	0.00	0.00
Administrative: Office Rent	2,100.00	350.00	350.00
Administrative: Operations/Fees	5,000.00	2,977.49	2,977.49
Administrative: Payroll Taxes	1,600.00	715.32	715.32
Administrative: Salary Ad Asst	8,820.00	1,470.00	1,470.00
Less Accrued Taxes		(330.30)	(330.30)
TOTAL	372,510.63	21,232.36	21,232.36

Notes

(a) Deferred Revenue (Audit 98-99) '98 Bond Bill - One-Time Aid to Local Government \$4,036.00
DOT '99-P-Prog-52 \$5,250.00
(b) Deferred Revenue (Audit 98-99) Traffic Calming '97-P-Prog-11 \$993.29
Urban Forestry II \$303.34

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
COMBINED STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUND TYPES
FOR THE YEAR ENDED MARCH 24, 1999

	Trustees of Arden		Special Revenue Funds		Totals	
	General Fund	Municipal Street Aid Fund	Village Center Fund	(Memorandum Only) March 24, 1998	(As Restated) 1998	
REVENUES						
Allocation - State of Delaware	\$ -	\$ 20,896	\$ -	\$ 20,896	\$ 16,753	
Advance - Trustees	-	4,750	-	4,750	-	
Grants - State of Delaware	46,011	-	-	46,011	14,620	
Land rentals	311,570	-	-	311,570	310,429	
Installment on sale of road's right of way	4,639	-	-	4,639	3,696	
Investment income	13,652	550	275	14,477	1,437	
Rent and maintenance payments	-	-	21,410	21,410	13,082	
Miscellaneous income	3,229	-	3,498	6,727	18,500	
	<u>\$379,101</u>	<u>\$ 26,196</u>	<u>\$ 25,183</u>	<u>\$430,480</u>	<u>\$385,550</u>	
EXPENSES						
General	\$136,881	\$ 16,622	\$18,426	\$171,929	\$136,819	
Property taxes	201,220	-	-	201,220	198,021	
Administrative	30,986	145	-	31,131	34,283	
	<u>\$369,087</u>	<u>\$ 16,767</u>	<u>\$ 18,426</u>	<u>\$404,280</u>	<u>\$369,123</u>	
EXCESS (DEFICIT) OF REVENUE OVER EXPENSES	\$ 10,014	\$ 9,429	\$ 6,757	\$ 26,200	\$ 16,427	
FUND BALANCES - BEGINNING OF YEAR	<u>138,103</u>	<u>12,811</u>	<u>13,268</u>	<u>164,182</u>	<u>147,755</u>	
FUND BALANCES - END OF YEAR (Page 2)	<u>\$148,117</u>	<u>\$ 22,240</u>	<u>\$ 20,025</u>	<u>\$190,382</u>	<u>\$164,182</u>	

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
 STATEMENTS OF EXPENSES - GENERAL FUND
 FOR THE YEARS ENDED MARCH 24, 1999 AND 1998

	General <u>Expenses</u>	Property <u>Taxes</u>	Administrative <u>Expenses</u>	Totals (Memorandum Only) March 24,	
				1999	1998
Archives, General Fund committee expense	\$ 3,637	\$ -	\$ -	\$ 3,637	\$ 4,212
Buzz Ware Village Center	7,000	-	-	7,000	3,378
Civic:					
Commons and Forests	12,894	-	-	12,894	12,991
Grants	10,650	-	-	10,650	6,000
Roads	12,127	-	-	12,127	13,327
Special Clean-up	500	-	-	500	2,072
Trash collection	34,885	-	-	34,885	32,559
Community planning:					
General budget	743	-	-	743	321
Matching	-	-	-	-	-
Grants	35,361	-	-	35,361	8,519
Playground committee expense	1,543	-	-	1,543	1,300
Registration committee expense	2,987	-	-	2,987	2,785
Safety committee expense	3,300	-	-	3,300	2,760
Welcome Hither	47	-	-	47	111
Salaries - Secretary	4,740	-	-	4,740	4,644
Salaries - Bookkeeping services	1,944	-	-	1,944	1,896
Contingencies	685	-	-	685	-
Donations:					
ACRA	700	-	-	700	700
Arden Library	400	-	-	400	400
Arden Page	1,050	-	-	1,050	1,000
Fire Companies	850	-	-	850	850
Rent - Gild Hall	650	-	-	650	650
School, county and property taxes	-	201,220	-	201,220	198,021
Telephone - town	188	-	-	188	229
Auditing	-	-	3,800	3,800	3,800
Insurance	-	-	5,689	5,689	6,584
Legal	-	-	5,442	5,442	3,203
Office rent	-	-	2,100	2,100	2,100
Operations and fees	-	-	3,805	3,805	6,539
Payroll taxes	-	-	1,414	1,414	1,425
Salaries - Administrative assistant	-	-	8,736	8,736	8,736
TOTAL EXPENSES (Page 3)	<u>\$136,881</u>	<u>\$201,220</u>	<u>\$30,986</u>	<u>\$369,087</u>	<u>\$331,112</u>

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
 STATEMENTS OF EXPENSES - SPECIAL REVENUE FUNDS
 FOR THE YEARS ENDED MARCH 24, 1999 AND 1998

	General Expenses	Property Taxes	Administrative Expenses	Totals (Memorandum Only) March 24, 1999	1998
MUNICIPAL STREET AID FUND					
To general fund - road					
right of way	\$ 4,639	\$ -	\$ -	\$ 4,639	\$ 3,696
Road expense	11,983	-	-	11,873	16,084
Bank charges	-	-	20	20	-
Legal	-	-	125	125	-
Total (Page 3)	<u>\$ 16,622</u>	<u>\$ -</u>	<u>\$ 145</u>	<u>\$ 16,767</u>	<u>\$ 19,780</u>
VILLAGE CENTER FUND					
Salary - custodian	\$ 5,220	\$ -	\$ -	\$ 5,220	\$ 4,900
Maintenance and supplies	6,555	-	-	6,555	7,547
Payroll taxes	477	-	-	477	455
Utilities	6,174	-	-	6,174	5,309
Total (Page 3)	<u>\$ 18,426</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,426</u>	<u>\$ 18,211</u>

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
 STATEMENT OF EXPENSES - BUDGET & ACTUAL - GENERAL FUND
 FOR THE YEAR ENDED MARCH 24, 1999

	<u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Archives, General Fund			
committee expense	\$ 3,780	\$ 3,637	\$ 143
Buzz Ware Village Center	7,000	7,000	-
Centennial Celebration	2,000	-	2,000
Civic:			
Commons and Forests	14,000	12,894	1,106
Grants	10,000	10,650	(650)
Roads	14,000	12,127	1,873
Special Clean-up	2,200	500	1,700
Trash collection	34,000	34,885	(885)
Community planning:			
General budget	1,500	743	757
Matching	3,000	-	3,000
Grants	-	35,361	(35,361)
Legislative reference	300	-	300
Playground committee			
expense	1,550	1,543	7
Registration committee			
expense	3,100	2,987	113
Safety committee expense	3,168	3,300	(132)
Welcome Hither	250	47	203
Salaries - Secretary	5,214	4,740	474
Salaries - Bookkeeping services	2,139	1,944	195
Contingencies	2,000	685	1,315
Donations:			
ACRA	700	700	-
Arden Library	400	400	-
Arden Page	1,050	1,050	-
Fire Companies	850	850	-
Rent - Gild Hall	650	650	-
School, county and			
property taxes	199,894	201,220	(1,326)
Telephone - town	360	188	172
Auditing	3,000	3,800	(800)
Insurance	7,000	5,689	1,311
Legal	10,000	5,442	4,558
Office rent	2,100	2,100	-
Operations and fees	4,500	3,805	695
Payroll taxes	1,600	1,414	186
Salaries - Administrative			
assistant	<u>8,736</u>	<u>8,736</u>	<u>-</u>
TOTAL	<u>\$350,041</u>	<u>\$369,087</u>	<u>\$(19,046)</u>

The accompanying Notes to Financial Statements are an integral part of these financial statements.

BOARD OF ASSESSORS
VILLAGE OF ARDEN

REPORT TO TOWN ASSEMBLY, JUNE 28, 1999
ASSESSMENT FOR LAND RENT DUE MARCH 25, 2000

SECTION I - Discussion and Definitions

The assessment for land rent due on March 25, 2000 is presented in this report. The rental revenue from this assessment will provide adequate income to the Village to:

1. pay the county and school taxes levied on the Trust by outside taxing authorities, including 50% of a projected school tax increase (see Note 3).
2. maintain the community standard of living as indicated by referendum.
3. maintain a prudent reserve to insure the Village freedom in considering future community expenditures.

The rental value of Arden's leaseholds varies from lot to lot. The differences in the value of these assessments were derived by estimating the additional, or reduced rental value of each of the following advantages or disadvantages: required size; exceptions from the county zoning "single family detached dwelling" (apartments or commercial); wooded and/or open vistas; and proximity to excessive traffic.

This year's assessment will leave a "Prudent Reserve" for the Village of 33% of total forecast expenditures. To forecast total expenditures the Assessors used information from the Three-year Budget Projection prepared by the Budget Committee of the Village Assembly.

The Assessors have determined that the total land rent to be collected in the year 2000 will be \$348,000. The amount to be collected is about 10% percent higher than last year's amount. The largest part of the increase is due to preparing for increased County and School tax burden forecast for 2001. A second reason is reduced credit from prior underspending of budgets.

Definitions


The General Location Rate, called Rate A, reflects a value all leaseholds share.

The Multiple Dwelling Rate, called Rate B, reflects the added value of those leaseholds that have the privilege under zoning regulations or allowance by the trustees of establishing and maintaining more than one dwelling unit on the leasehold. In applying this rate, the definition of a dwelling unit is an independent living facility for one or more persons, containing permanent cooking facilities (not a hot plate) and other permanent facilities for living, sleeping, eating and sanitation. Existence of a kitchen is an essential ingredient of a dwelling unit.

The Lot Size Adjustment Rate called Rate C, reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values. This rate further reflects the fact that most Arden lots are restricted to being the site of a single dwelling. The portion of the lot that accommodates that dwelling is more valuable than any portion of the leasehold that exceeds the minimum area required for one dwelling.

The Commercial Rate, called Rate D, reflects the added value of a leasehold permitted to accommodate commercial as opposed to residential use. This rate currently applies only to Lot #88.

The Specific Location Factors make adjustments to appropriate leasehold land rent in accordance with uniformly applicable rules based on the physical situation of the leasehold.



Board of Assessors

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June 1999

SECTION II - Calculation of Total Rent

The computation of rental revenue required from the Arden Trust (based on projected data of the budget committee) is as follows:

1. A: The forecasted amount needed for the county tax	\$ 64,000
B: The forecasted amount needed for the school tax (see Note 3)	160,000
C: The forecasted amount needed for administration of the Trust	39,000
D: The forecasted amount needed for budgeted community expenses	<u>109,000</u>
TOTAL ITEM I - FORECASTED EXPENDITURES	\$372,000

2. The amount needed to achieve at 2000/01 year-end a prudent reserve target of \$119,000

(33% of the Total of Item I) calculated as follows:

2000/01 year end target	\$119,000	
Less actual position at 1998/1999 year-end (see Note 4)	<u>(\$133,000)</u>	
	<u>(\$14,000)</u>	<u>(\$14,000)</u>
TOTAL REVENUE REQUIRED		\$358,000

SECTION III - The 2000/01 Fiscal Year Rental Rates
(year beginning March 25, 2000)

General Location Rates

- Rate A: \$143 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold.
- Rate B: 80% of Rate A. For each dwelling unit in addition to the first the leasehold is charged rent for 6,500 square feet at this rate, but is not charged for more than the actual area of the leasehold.
- Rate C: 40% of Rate A. This rate is applied to that area of a leasehold in excess of the area charged the A and B rates.
- Base Land Rent: The sum of the charges (in dollars) from applying the General Location Rates A, B, and C to the area of a leasehold.
- Rate D: A surcharge of 75% of the Base Land Rent for the leasehold with no deduction for frontage on Marsh Road.

Specific Location Rates (or Factors)

- | | |
|--|------|
| 1. Leaseholds adjacent to Arden or Sherwood Forests: | +11% |
| 2. Leaseholds fronting on Arden or Sherwood Forest by being across the street: | + 5% |
| 3. Leaseholds adjacent to or fronting on a communal green: | + 5% |
| 4. Leaseholds adjacent to Harvey Road and/or Marsh Road which have frontage on an Arden road: | - 5% |
| 5. Leaseholds adjacent to Harvey Road and/or Marsh Road which have no frontage on an Arden road: | -10% |



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June 1999

Notes

1. The specific location factor charges (in dollars) to be added to or subtracted from the sum of the Base Land Rent are obtained by multiplying the Base Land Rent for the leasehold by the appropriate specific location factors as given above.
2. A corrected forest or greens factor charge for a leasehold which has only a part of one side adjacent to or fronting on a forest or green shall be defined by multiplying the basic factor charge by the ratio of the actual fronting or adjacent footage to the total footage of that side of the leasehold.
3. The Budget Committee forecast an increase of \$23,300 in the School Tax, but the referendum scheduled to impose this increase was postponed and has not yet been rescheduled. Having no way to know whether or not it will be rescheduled in time to affect the year of concern, the Board of Assessors chose to plan for one half of the forecast increase. If the increase does happen, the remainder will be paid from the reserve. If it does not the extra revenue will add to the Village's year end balance.
4. The Trustees' balance at the end of the fiscal year included \$5,000 of donations to the Memorial Garden Fund which are not included here.

SECTION IV - Rent Collection

The Trustees are requested to collect, by using the prescribed rates, the following approximate amounts:

From the general location rates:	\$339,000
From the specific location rates:	\$9,000
Land Rent to be collected	\$348,000
Revenue from fines, interest, etc	\$10,000
TOTAL REVENUE	\$358,000

SECTION V - ExamplesSAMPLES OF BASE RENTALS

Lot Size (sq. ft.)	\$ 1,129.70
10,000	1,180.61
10,890 (1/4 acre)	1,701.70
20,000	2,273.70
30,000	2,845.70
40,000	3,045.90
43,500 (1 acre)	

EXAMPLES OF RENT CALCULATION

1. A 20,000 sq. ft. lot containing one dwelling unit, fronting on a Village Green and adjacent to Arden Forest:		\$ 929.50
6,500 sq. ft. X \$143/M sq. ft.		
13,500 sq. ft. X \$143/M sq. ft. X 40%	Base Land Rent	772.20
Forest Factor - \$1,690.00 X 11%		\$1,701.70
Greens Factor - \$1,690.00 X 5%		187.19
		85.09
	Total Land Rent	\$1,973.98



Board of Assessors

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June 1999

2. A 30,000 sq. ft. lot containing three dwelling units and adjacent to Arden Forest:

6,500 sq. ft. X \$143/M sq. ft.	\$ 929.50
6,500 sq. ft. X 2 X \$143/M sq. ft. X 80%	1,487.20
10,500 sq. ft. X \$143/M sq. ft. X 40%	<u>600.60</u>
Base Land Rent	\$3,017.30
Forest Factor -	
\$3,124.80 X 11%	331.90
Total Land Rent	\$3,349.20

3. A 30,000 sq. ft. lot containing one dwelling unit with 75 feet of a 100 foot side fronting on Village Green:

6,500 sq. ft. X \$143/M sq. ft.	\$ 929.50
23,500 sq. ft. X \$143/M sq. ft. X 40%	<u>1,344.20</u>
Base Land Rent	\$2,273.70
Green Factor	
\$2,067.00 X 75/100 X 5%	<u>85.26</u>
Total Land Rent	\$2,358.96

SECTION VII

THE 1998 BOARD OF ASSESSORS

Vote on Final Report

<i>Lewis Aumack</i>	<u>Vote</u> No
Lewis Aumack	
<i>Bernard Brachman</i>	Yes
Bernard Brachman	
Alton Dahl, Chair	
<i>Alton Dahl</i>	yes
James Larsen	
<i>Peter Renzetti</i>	Abstain
Peter Renzetti	
<i>James Schwaber</i>	yes
James Schwaber	
<i>Steven Thurfott</i>	yes
Steven Thurfott	



LAND RENT ASSESSMENT (FY 2000 - 2001)

MINORITY REPORT

(28 June 1999)

Having signed NO to this evening's mandated **Land Rent Assessment**, it is only fair that I share with you my basic reasons.

First, foremost & most crucial to Arden is my continued disagreement with what has come to be called the "Community Standard of Living" (CSL), used as a strange substitute for "Full Rental Value".

According to the legally binding Oath of Office required of elected Assessors & Trustees, I agreed to "assess the full rental value for the Arden Land as required by the Deed of Trust and the Leases of Arden". On the basis of my review of assessments of the past and rereadings of Henry George, it is my view that the CSL fails to assess independently and objectively the inherent value of our lands and is thus incapable of verifying possible overcharging or undercharging our full land value. By basing full rental value (income) almost solely (excluding the arbitrary add-on of Prudent Reserve, now set at 33%) on spending desires (expenditures), we have instituted a drastically new system that transcends the 'tax-and-spend' model to 'spend-and-tax'. In its starkest form, this approach confirms the abdication by the Assessors of their sworn responsibilities to that of the Budget Committee, just as the Trustees years ago abdicated the tough job to a Board of 7.

My own studied and reasoned acceptance of the 'Georgist' land valuation concept may appear to be but a minor position in relation to the presently composed Board of Assessors but must be more properly viewed as a persisting majority position in relation to the first 80 years of our Village founding - a majority view that says

Land rent is

- 0 based upon objective inherent land value;
- 0 not subject to personal judgments or biases of land owners (Trustees);
- 0 not subject to the wants of a minority of land tenants; and
- 0 not subject to rollercoaster battles between big-spenders & misers.

In brief, the land valuation system of rental worth, once fairly determined, would show minor increases over the years, due solely to minor annual increases in land value and

general inflation rates. Keep this in mind when you hear self-serving comments that the present rental system is the culmination of 100 years of ever-upward struggle - remember that it is, more accurately, the culmination of 20 years of a dog-leg switch from the preceding 80 years of struggle to determine sound, fair value that buffers against exploitation, whim or personal profit that drives low-income residents away !

My second major dismay has to do with the fact that while the Board devotes many hours of debate to the more meagre 'housekeeping' details of leasehold apportionment, the overall process & outcome is flawed perennially by

- 0 lack of *quality* of debate;
- 0 avoidance of fact-gathering;
- 0 denigration of concepts, theories and values;
- 0 rejection of fine-tuning efforts to eliminate inequities; and
- 0 covert disregard for Resident in-put.

Perhaps the most glaring example of the intertwining of such mind-sets relates to the long-standing inequities of land rent for "domiciles" where Leaseholders with the most domiciles pay an extra rate for a few but get a free-ride for the rest. Despite repeated disavowals of the system by Assessors & explicit complaints by Residents, no changes occurred (4-to-2). Worse yet, one Assessors commented that "we haven't the time or the brains to solve big problems like that - to which only one other Assessor disagreed, saying that we *did* have time - 'time' measuring out to 10 or more years x 7 meetings a year x 7 Assessors !

Finally, my continuing *long-range quandry* (based on numerous soul-searching hours) is whether the present Board culture, hardened over a 20-year period, is the most efficient/effective structure for determining land value, or whether a Residents' oversight study group is now necessary.

Respectfully submitted,



LEWIS AUMACK

Assessor

24 June 1996

3

The Arden Community Planning Committee respectfully submits the following policy or mission statement and goals for the common lands.

Mission statement: To protect, for generations yet to come

Goal I The Natural Resources

The woodlands of the village:

- to encourage diversity of native plant species and wildlife for a healthier environment.
- to improve the health of our streams and creeks.
- to protect our buffer zones.

The public open spaces and gardens:

- to enhance the recreational uses of our communal lands.
- to make inviting through care and planting that favor nature's creatures and residents' desired uses, and which is low in maintenance.

The Town's passageways (streets, streetsides and paths):

- to utilize design commensurate with residents' needs, safety, aesthetics and ecology.
- to apply ecological storm water management.

(Goal II will remain in draft form for the present)

Goal II The Cultural Heritage

The Townspeople:

- to secure an environment which provides a cultural haven in harmony with nature.

Recommendations: **Sherwood Green Landscape Design**

Submitted to: The Village of Arden, Delaware

Date: June 28, 1999

Submitted by: W. Gary Smith, Registered Landscape Architect
483 Church Hill Road
Landenberg, PA 19350
610-268-0442, fax 610-268-0442

General

This memorandum is intended to be read in conjunction with the plan drawing "A Landscape Design Plan for Sherwood Green," dated June 1999, 24"x36" (an 8 1/2" x 11" version is included in this memorandum). Plant species, locations, sizes, and quantities are shown on the plan, along with a complete plant list. The plant list is also reproduced in this memorandum. I've recommended three sources of supply for plant materials. These are local nurseries that provide high quality native plants in small sizes (more affordable, quicker to become established on the site).

In addition to recommendations about trees, shrubs and wildflowers, this memorandum also includes recommendations on turfgrass restoration and management. The bottom line is: if the soil is wet, don't park cars on it. If the soil is dry, go ahead and park. Otherwise, it will soon look just the way it does now, and you'll never get healthy grass to persist there. It is understood that the issue of "to park or not to park" on the grass remains unresolved. Therefore, the recommendations that follow for trees, shrubs, wildflowers and native grasses are intended for implementation *whether or not* parking is permitted on the grass in Sherwood Green. Trees, shrubs, wildflowers and native grasses could be planted in most areas of the site, regardless of the parking debate's outcome.

Trees, Shrubs, Wildflowers and Native Grasses

The planting design is divided into ten islands, as shown on the plan. Islands 1, 2, 3, and 10 are on the perimeter of the site. Islands 4 through 8 surround the Buzz Ware Community Center building -- and island 9 floats among the small rock outcrops, close to island 8. In addition, a number of new shade trees and flowering trees are shown free-standing in areas of lawn.

The plant palette is native to the mid-Atlantic region of the Eastern United States. Specific selections have been made based on my experience in working with these plants in Pennsylvania and Delaware. Plants are shown in groupings or islands as described in the "Sherwood Green Conceptual Master Plan," dated July 28, 1998. Figures 2 and 3 from that report, which explain how plants should be grouped, are included in this memorandum.

The native wildflowers and grasses are of particular importance. These will become mature and well-established much more quickly than the trees and shrubs, so their contribution to

Steps in Planting an Island

- measure the island on the plan (1" = 20') and map out the outline of the bed on the site, using a length of heavy rope or a garden hose. Adjust the bed shape to suit the eye, making pleasing curves to outline the beds.
- kill all the existing turf in the island with Round-up (preferably on a sunny day with no wind – the sun will help the turf to take up the herbicide quickly), being very careful to avoid any herbicide "drift" outside the bed edge. Wait at least 24 hours before the next step.
- mulch the bed shape with a 2" layer of wood chips or shredded mulch.
- (do *not* till the soil. This will only bring buried weed seeds up to the surface. The dead turf will decompose beneath the mulch layer and contribute organic matter to the soil below through leaching. Earthworms will come in and do the tilling for you.)
- mark the locations of trees, shrubs, etc. with stakes or small flags.
- plant trees, shrubs, and/or wildflowers and grasses directly through the mulch. Simply pull the mulch aside, dig a hole, install the plant, and pull the mulch back up around the plant. Especially in the case of wildflowers and grasses, be sure the roots are buried in the *soil* beneath the mulch, not just planted in the mulch layer.
- water regularly during the first growing season, so the new plants will be encouraged to send their roots out into the surrounding native soil.
- weeding is important, because weeds soak up a lot of water, competing with the new plants.

The Landscape Design Plan shows specific locations for each tree and shrub. Feel free to adjust the location of stakes or flags to achieve a more "natural" look, spacing trees and shrubs irregularly and planting in clumps, with gaps for the wildflowers and grasses in between the clumps of trees and shrubs.

On the Landscape Design Plan, the locations of wildflowers and grasses are generally indicated. These should be planted in broad sweeps, blending species along the edges where more than one species meets. Space the wildflowers and grasses roughly 24-30" apart, varying the spacing to achieve a naturalistic effect. Plant wildflowers and grasses after the trees and shrubs, filling in the spaces between tree and shrub masses.

Turf

I met with Larry Iorii of Down to Earth, Inc., turf specialists. There are a lot of people in the turf business in Delaware, and few have the reputation, experience and technical know-how that is Larry's trademark. He is not a "mow, blow, and go" landscaper, but a thoughtful professional who would never sell you something you don't need.

The site has a total of about 2 acres of turf, roughly half in the playing field area, and the rest in the playground area and in front of the building. The existing turf is in very poor condition. In sunny areas, existing turf-like vegetation is 80-90% weeds. When turf is more than 60% weeds the only restoration solution is to kill all existing vegetation and

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The site has a total of about 2 acres of turf, roughly half in the playing field area, and the rest in the playground area and in front of the building. The existing turf is in very poor condition. In sunny areas, existing turf-like vegetation is 80-90% weeds. When turf is more than 60% weeds the only restoration solution is to kill all existing vegetation and

reseed. Larry recommends the following turf restoration procedure for Sherwood Green, for the playing/parking field and all other turf areas.

Turf Establishment:

- in mid-August, kill existing turf with Round-up. Timing is critical, because the September growing season is necessary to get good establishment from seed (unless the turf area has an irrigation system, which this one does not). Also, it is important to get good turf establishment before the fall leaf drop, which could smother plants that are too young. Do not till.
- 7-14 days later, seed with K-31 or turf-type tall fescue seed. Use a slit seeder in two directions, followed by top-seeding over the slit grooves. This ensure good seed-to-soil contact, and eliminates the need for fine grading to smooth out dips and bumps.
- apply fertilizer (following soil testing) in late fall or early December.
- turf establishment cost: \$3,500 per acre.

Annual Turf Maintenance:

- regular mowing should be done with the mower blades set at their highest setting.
- regular leaf removal is very important, especially during the first year, so tender young turf plants won't be smothered.
- around April 15-30, an application should be made of slow release fertilizer, crabgrass control, and a broadleaf weed control.
- around September 15-October 15, a second application should be made consisting of a heavy dose of slow release fertilizer, and a light weed control (to knock out a seedling population that could cause trouble in the spring).
- cost for two annual applications (not including regular mowing and leaf removal): \$775 per acre.

Larry recommends against deep aeration of the soil. The cost would be \$4-5,000 per acre, and would have to be done every few years as long as parking is allowed on turf areas. Core aeration (which aerates only the top 3" of the soil layer) could be done in the fall to improve turf health. This would cost \$16-32 per 1000 square feet (\$800-1,500 per acre).

The bottom line, as stated in the introductory comments above, is that the only way to avoid the same muddy situation from reoccurring is to prevent parking on turf areas *when the soil is wet*. When the soil is dry, parking could be accommodated without serious damage to the turf. The problem, when the soil is damp, is soil compaction. All the weight of a car is transferred to the earth on the four small points where the tires touch the ground. That's a lot of concentrated weight. Laying straw before parking is useless, because it will not distribute the car's weight over a wider area. "Checkerblock" or "turfblock" paver systems would help to distribute weight over a wider area, thereby minimizing soil compaction. However, these paving systems are to be used only in areas where parking (or driving, in the case of turf-covered emergency access ways) is the sole purpose and dedicated use of the turf area. These systems are *never* used on playing fields and, in fact,

would be hazardous as a playing surface. Serious injury could result from falling on grass paver systems. It's okay for parking lots, not for playing fields.

Sources

Trees and shrubs:

Octoraro Native Plant Nursery
6126 Street Road
Kirkwood, PA 17536
717-529-3160
fax 717-529-4099
contact: Jim MacKenzie

Shrubs:

The Conard-Pyle Co.
372 Rose Hill Road
West Grove, PA 19390
1-800-458-6559
fax 610-869-7378
contact: Angie Treadwell

Wildflowers and native grasses:

North Creek Nurseries, Inc.
388 North Creek Road
Landenberg, PA 19350
610-255-0100
fax 610-255-4762
contact: Dale Hendricks

Turf restoration:

Down to Earth, Inc.
605 Harrington Street
Union Park Gardens
Wilmington, DE 19805
phone/fax 302-654-8113
contact: Larry Iorri

Harvey Road Traffic Calming Design Committee

The Goals

- Slow traffic speeds on Harvey Road
- Increase safety for vehicles and pedestrians
- Maintain current roadway capacity
- Allow emergency vehicles excellent access to destinations

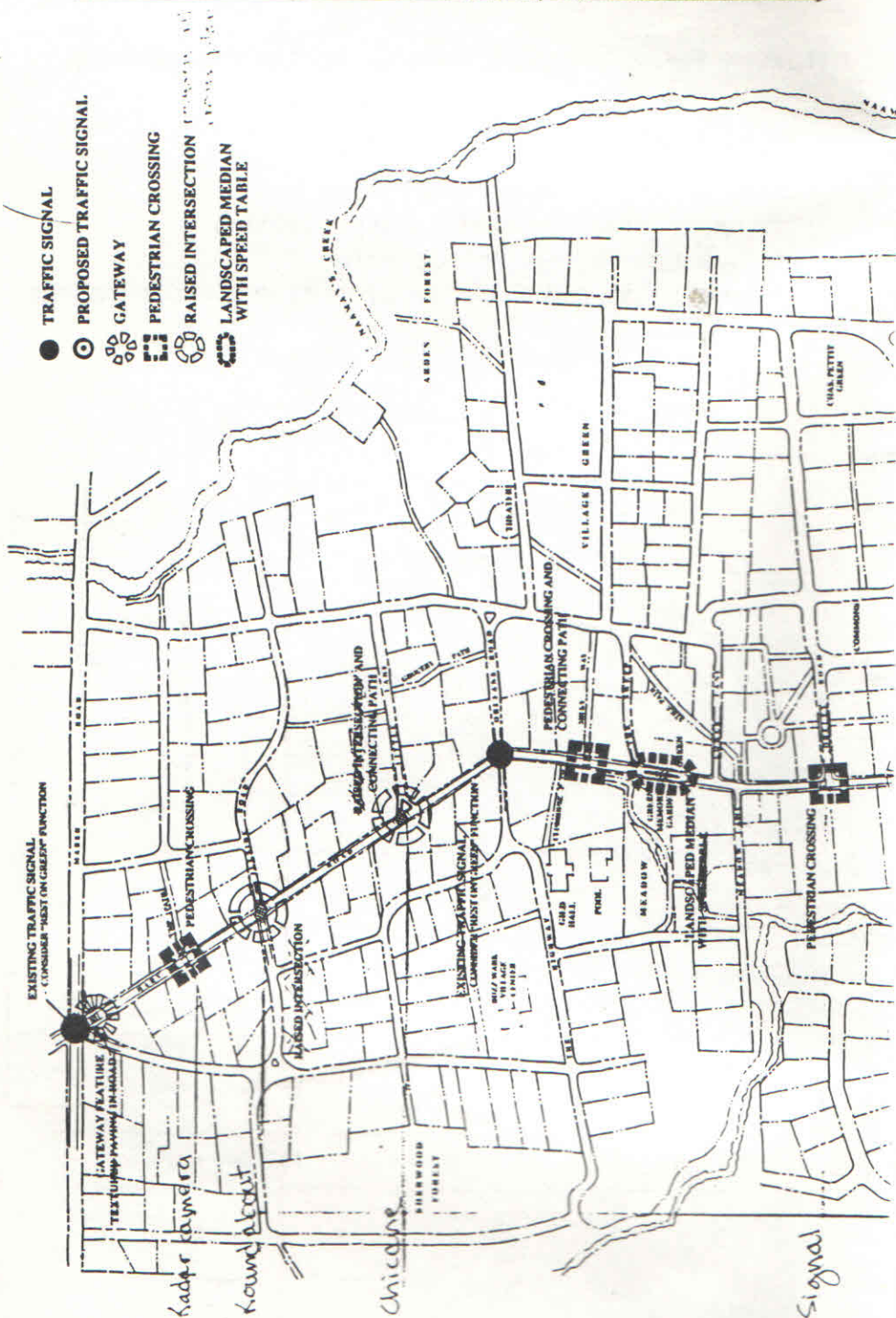
The Plan

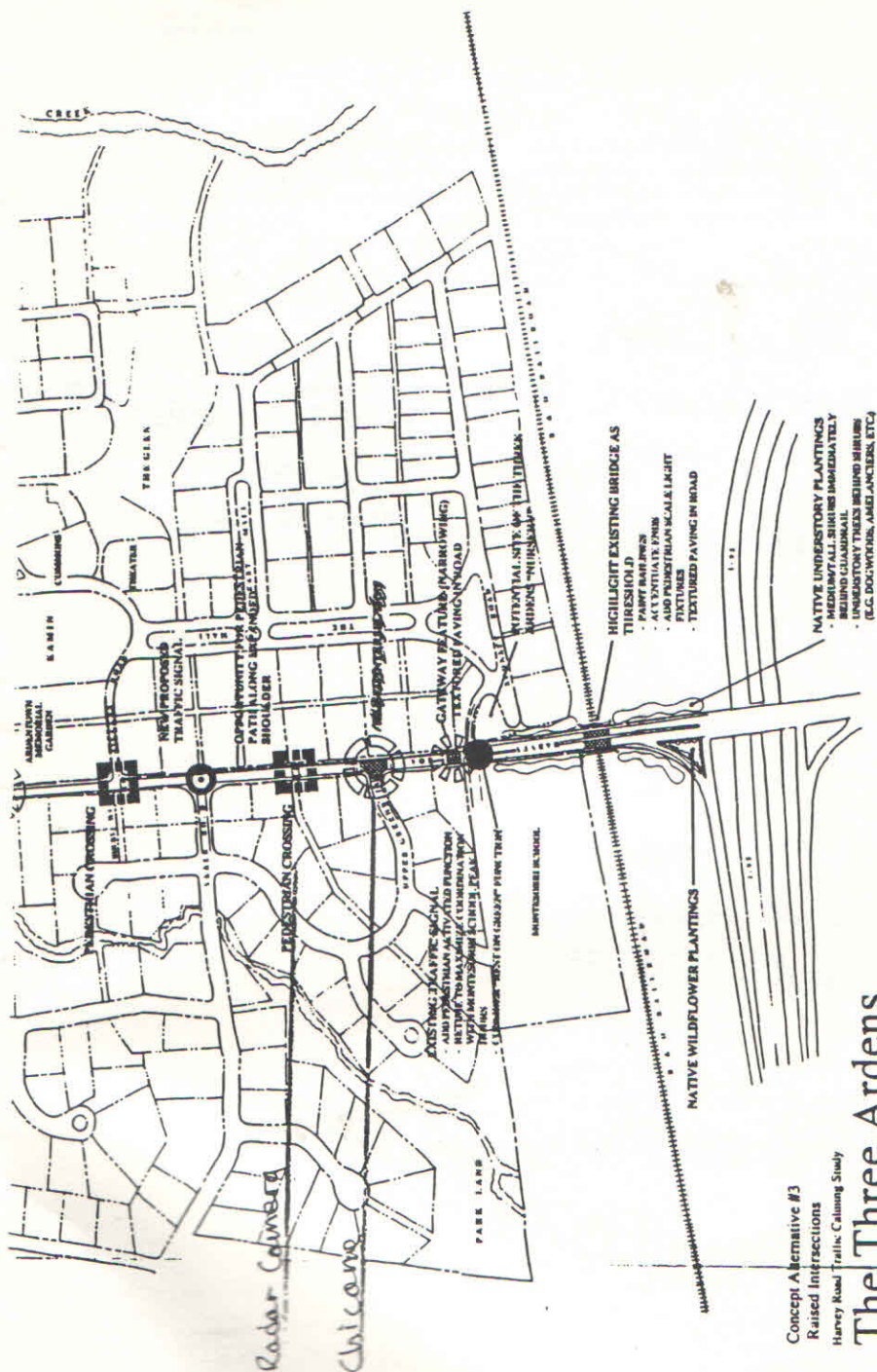
	Marsh - Orleans North	Orleans - Veale Middle	Veale to I-95 South	Speed reduction	Emergency service	Noise impact	Right-of-Way purchase	Historic impact	Cost per location
Horizontal									
Median		✓	✓	X	X				\$5,000 - \$20,000
Roundabout	✓			XXX	X		X	X	\$5,000 - \$15,000
Chicane	✓	✓	✓	XX	X		X	X	\$5,000 - 10,000
Technology									
Stop lights – Green wave	✓	✓	✓	X					\$20,000 - \$75,000
Speed camera	✓	✓	✓	XX					N/A
Visual									
Pedestrian crossing	✓	✓	✓	X					\$18,000
Gateway	✓		✓	X					\$5,000-20,000
Landscaping	✓	✓	✓	X					\$5,000
Textured pavement	✓		✓	X	X				N/A

X Slight impact

XX Some impact

XXX Major impact





Concept Alternative #3

Raised Intersections

Harvey Road Traffic Calming Study

The Three Ardens

STANDARD, ELIZABETH & HAMILTON
LOS ANGELES, CALIF. 1978



June 28, 1999

We residents of the Village of Arden request that the hoops be removed from the basketball court backboards until such time as the Village has a concrete plan of action to control the vandalism, public urination, use of drugs and the parking problems associated with their use

Andrew Gallagher

Rodney G. Jester

Elizabeth C. Frost

David A. Winnerling

Wayne Hall

Sharon Hill

Vernice Clark

Mary H. Janari

Linda Taylor

DION TAYLOR

Mike C.

Helen Ohlson

Van Lyster

~~Ken Lyster~~

Liz Peters

Linda Lomayelle

~~Donna Lomayelle~~~~Conrad L.~~~~Bill Haggie~~

Village of Arden
2107 Harvey Road
Arden, DE 19810

Dated material enclosed

- Notice of Town Meeting
- Minutes from preceding Town Meeting

ALL ARE WELCOME